

MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
June 27, 2006

Chairman David Barger called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, June 27, 2006, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

David Barger, Chairman
Terry Collier
Ross Holloway
Grady Howard
Mike Kirsch
Joanne Stuttgen
David Trout, Vice Chairman
Richard Walters
Rod Bray, Attorney

MINUTES:

The minutes of the May 23, 2006, meeting were approved upon a motion by Richard Walters and a second by Mike Kirsch. Motion passed unanimously.

P-06-06-01. BRR, LLC, 760 Baker Road, Martinsville, IN.

Requested to change the zoning from R-2 (One and Two Family Residential) to PUD (Planned Unit Development), for condominiums to be known as "Washington Meadow for Seniors." The location is Lots 14-25 in the Mark and Phil McDaniel's First Subdivision along Luford Street and Nick Court.

Ross Drapalik made the presentation to the Plan Commission. Mr. Drapalik presented the Board with drawings. With the exception of Lots 15, 18, and 21, the lots are already properly sized for doubles. There are 3-1/2 acres in this particular area. The size of the area coincides with this type of planning. The streets and the entire infrastructure have been installed. The best plan for Mr. Drapalik's client would be to wipe out all the existing lot lines and combine all of those lots into one property. This would make better utilization of the property. However, then it would fall under new ordinances and guidelines, particularly the storm water ordinance. The plan is to obtain the rezoning from R-2 to PUD-R and send that favorable recommendation to the City Council and to allow his client to construct those doubles on the lots that are less than 10,000 sq. ft.

City Engineer Ross Holloway had reviewed the documents and he had no objections to the plats. Under the PUD requirements Mr. Drapalik will need to supply covenants and restrictions, particularly condominium declarations and etc. before this can be approved.

A lengthy discussion followed concerning the storm water ordinance and how it pertains to vacating lots and replatting them. Sidewalks in this particular subdivision were discussed.

Mr. Rick Hammack, developer and builder was available and told of his ideas concerning how the condominiums would look.

Joanne Stuttgen did not like the idea of an “entrance” into the condominium section. She wanted it to flow together. She would also like to see buffering on 39 and the east side of property.

An informal agreement was given in favor of the project and to proceed with the paperwork.

MOTION:

David Trout made a motion to table the P-06-06-01 request for zoning change from R-2 to PUD for condominiums to be known as “Washington Meadow for Seniors” until the July 25, 2006, meeting of the Martinsville Plan Commission. The motion was seconded by Ross Holloway and passed unanimously.

P-06-06-02. Morgan Hospital and Medical Center, 2209 John R. Wooden Drive, Martinsville, IN.

Requested a zoning change from R-3 (Multi-Family) to B-2 (Retail Business) on approximately 0.0970 acres at 2009 E. Columbus Street.

Board Attorney Rod Bray informed the Plan Commission that P-06-06-02 request needed to be tabled until the July 25, 2006, meeting due to lack of notice and publication.

MOTION:

Ross Holloway made a motion to table the P-06-06-02 request for zoning change from R-3 to B-2 at 2009 E. Columbus Street until the July 25, 2006, meeting of the Martinsville Plan Commission. The motion was seconded by David Trout and passed unanimously.

OTHER BUSINESS: Joanne Stuttgen told the Plan Commission that she had applied for a grant from the Historical Landmarks Foundation of Indiana with the city as the formal sponsor for historic preservation education. The grant is for \$2000 and it was matched with \$2000 for a total of \$4000 to be spent to develop educational training sessions regarding ways in which other communities protect their historic resources. Joanne suggested these educations be held in this room on the 4th Tuesday of the month, which would lengthen the agenda of the Plan Commission. The grant also provided for visits to other communities to see what is being done elsewhere around the area. The grant period would end May 31, 2007. She would like for one or two members of the Plan Commission to help with the planning of these sessions. It would also be helpful to open these meetings to the Board of Zoning Appeals and City Council. Joanne volunteered to write a summary of each of the persons who come in to talk so that if a meeting were missed this information would be available. She emphasized the importance of opening these discussions to everyone in the community, including the rural areas.

The budget would allow the payment of time and travel for guest speakers.

David Barger and David Trout volunteered to assist Joanne with this project. Joanne Stuttgen asked that she be given the E-mail addresses for everyone in attendance at the meeting so that she can keep in contact with them. Joanne also requested that

name badges with the appointment designation for members of the Plan Commission are made available. Chairman Dave Barger felt there would be money in the budget to cover this cost.

Joanne Stuttgen said she felt rushed to receive the minutes the night of the meeting. She proposed that a copy of the minutes be sent to each member along with the agenda sheet. She was concerned about the Public Access Law that requires the transactions of a public meeting to be available to the public within so many hours of the meeting. Therefore, if we are not getting the minutes until a whole month later, then we are not meeting the Public Access Law.

Attorney Rod Bray stated that there is a prepared memorandum sheet given to Roger Laymon with the transaction that takes place on each request, which allows us to meet the Public Access Law requirement.

Chairman Barger stated the tapes of the meeting are saved and given to the secretary after the meeting to be used for reference for preparation of the minutes.

GUEST SPEAKER: Mr. David Finkle, Chairman of the Plan Commission and Board of Zoning Appeals, Shelbyville, IN, was given the floor.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, July 25, 2006. (Notes for minutes taken by Valeri.)

David Barger, Chairman

Marilyn Siderewicz, Secretary (ABSENT)

Douglas Arthur (ABSENT)

Grady Howard

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams (ABSENT)

Mike Kirsch

Terry Collier